

Fill in this information to identify the case:

Debtor 1 Terry Lynn Smith

Debtor 2 _____
(Spouse, if filing)

United States Bankruptcy Court for the: Southern District of West Virginia
(State)

Case number 14-60186

Official Form 410S1

Notice of Mortgage Payment Change

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

Federal National Mortgage Association ("Fannie Mae"), creditor

Name of creditor: c/o Seterus, Inc.

Court claim no. (if known): 3

Last 4 digits of any number you use to identify the debtor's account: XXXXXX5397

Date of payment change: 05/01/2018
Must be at least 21 days after date of this notice

New total payment: \$ 710.41
Principal, interest, and escrow, if any

Part 1: Escrow Account Payment Adjustment

1. Will there be a change in the debtor's escrow account payment?

- ☐ No
- ☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: _____

Current escrow payment: \$ 227.85 New escrow payment: \$ 183.00

Part 2: Mortgage Payment Adjustment

2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?

- ☒ No
- ☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: _____

Current interest rate: _____ % New interest rate: _____ %

Current principal and interest payment: \$ _____ New principal and interest payment: \$ _____

Part 3: Other Payment Change

3. Will there be a change in the debtor's mortgage payment for a reason not listed above?

- ☒ No
- ☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect.)

Reason for change: _____

Current mortgage payment: \$ _____ New mortgage payment: \$ _____

Debtor 1 Terry Lynn Smith

Case number (if known) 14-60186

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

- ☐ I am the creditor
☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

x

/s/Johnie R. Muncy

Signature

Date 3/15/2018

Print: Johnie R. Muncy
First Name Middle Name Last Name

Title Attorney for Creditor

Company Samuel I. White, P.C.

Address 1804 Staples Mill Road Suite 200
Number Street

Richmond, VA 23230
City State ZIP Code

Contact phone (804) 290-4290

Email jmuncy@siwpc.com

CERTIFICATE OF SERVICE

I certify that on March 15, 2018, the foregoing Notice of Payment Change was served via CM/ECF on Helen M. Morris, Trustee, and Scott G. Stapleton, Counsel for Debtor, at the email addresses registered with the Court, and that a true copy was mailed via first class mail, postage prepaid, to Terry Lynn Smith, Debtor, 30975 Salser Rd., Racine, OH 45771.

/s/JOHNIE R. MUNCY

Johnie R. Muncy, Esquire
Samuel I. White, P. C.

ESCROW ACCOUNT STATEMENT			
Analysis Date:		02/28/18	
Loan Number:		[REDACTED]	
Current Payment		New Payment Effective 05/01/18	
Principal and Interest	\$527.41	Principal and Interest*	\$527.41
Escrow	\$24.50	Escrow	\$121.44
		Escrow Shortage or Deficiency	\$61.56
Total Current Payment	\$551.91	Total NEW Payment*	\$710.41

* The principal and interest payments reflect the contractual amount due under the note, which can be modified with a mutually agreed upon payment plan. In addition, the new principal and interest payment and the total new payment may not reflect any changes due to interest rate adjustments. You will receive a separate notice for interest rate adjustments.

NEW MORTGAGE PAYMENT NOTICE AND ESCROW ACCOUNT DISCLOSURE STATEMENT

Seterus, Inc. is the servicer of the above referenced loan. In accordance with federal guidelines, your escrow account is reviewed at least once a year to determine if sufficient funds are available to pay your taxes and/or insurance. Your escrow payment will be a minimum of the total anticipated disbursements divided by the number of scheduled installments due in the next 12 months. This payment will increase if you have a post-petition shortage and/or deficiency. This statement provides a history of actual escrow account activity and a projection of the escrow account activity for the next 12 months.

Our records indicate a petition for Bankruptcy was filed on December 9, 2014. Pursuant to that petition, we have filed a proof of claim with the Bankruptcy court. Any shortage and/or deficiency listed under the Proof of Claim section will be excluded from your future scheduled escrow payment as these amounts will be added to your pre-petition arrearage and collected in your bankruptcy plan payment.

ANTICIPATED DISBURSEMENTS		ESCROW ACCOUNT PROJECTIONS FOR THE NEXT 12 MONTH ESCROW CYCLE			
May 2018 to April 2019		Anticipated Activity			
COUNTY		Payments to Escrow	Payments from Escrow	Description	Projected Balance
HAZARD INS	\$564.20 \$893.00				\$1,162.50-
Total Disbursements	\$1,457.20				\$1,162.50-
		Beginning Balance**			
		Post Petition Beg Bal*			
		Date			
		05/01/2018	121.44	0.00	1,041.06-
		06/01/2018	121.44	235.15-	1,154.77-
		06/01/2018	0.00	46.95-	1,201.72-
Bankruptcy File		07/01/2018	121.44	893.00-	1,973.28-
Date	December 9, 2014	08/01/2018	121.44	0.00	1,851.84-
		09/01/2018	121.44	0.00	1,730.40-
Pre-Petition Escrow		10/01/2018	121.44	0.00	1,608.96-
Shortage/Deficiency as	\$0.00	11/01/2018	121.44	0.00	1,487.52-
of Analysis Date		12/01/2018	121.44	235.15-	1,601.23-
		12/01/2018	0.00	46.95-	1,648.18-
		01/01/2019	121.44	0.00	1,526.74-
		02/01/2019	121.44	0.00	1,405.30-
		03/01/2019	121.44	0.00	1,283.86-
		04/01/2019	121.44	0.00	1,162.42-
		Total	\$1,457.28	\$1,457.20-	
Under federal law, your lowest monthly balance in the escrow account should not have exceeded \$242.88, or 1/6 of the total anticipated payments from your escrow account. Your lowest escrow balance was \$1,973.28-.					
The escrow account has a post-petition shortage and/or deficiency. A deficiency, if applicable, is the amount of negative balance in the escrow account, which can occur when funds that have been paid from the escrow account exceed the funds paid to the escrow account. An escrow shortage occurs when the escrow balance is not enough to pay the estimated items and any additional reserve deposits that need to be paid during the next 12 months. The projected beginning balance of your escrow account is \$1,162.50-. Your required beginning balance according to this analysis should be \$1053.66. This means you have a shortage and/or deficiency of \$2,216.16. For your convenience, we have spread this post-petition shortage and/or deficiency over the next 36 installments and included this amount in your escrow payment.					
<p>The Real Estate Settlement Procedures Act (RESPA) allows us to collect and maintain up to 1/6 of your total disbursements in your escrow account at all times, unless prohibited by state law. This cushion covers any potential increases in your tax and/or insurance disbursements. Cushion selected by servicer: \$242.88.</p>					

Continued on Reverse

Represents Redacted Information

This is a statement of actual activity in your escrow account from February 2017 to April 2018. This history compares the projections from your last escrow analysis or initial disclosure and the actual activity in your account. If a prior escrow analysis was not conducted during this historical period, the projected escrow balance will be zero.

ACTUAL ESCROW ACCOUNT HISTORY							
	Payments to Escrow		Payments from Escrow		Description	Escrow Balance	
	Projected	Actual	Projected	Actual		Projected	Actual
Beginning Balance						\$882.91	\$6,907.46-
Date							
02/01/17	144.45	0.00 *	0.00	232.48- *	COUNTY	1,027.36	7,139.94-
02/01/17	0.00	0.00	0.00	46.42- *	COUNTY	1,027.36	7,186.36-
03/01/17	144.45	0.00 *	0.00	0.00		1,171.81	7,186.36-
04/01/17	144.45	0.00 *	0.00	0.00		1,316.26	7,186.36-
05/01/17	144.45	0.00 *	0.00	0.00		1,460.71	7,186.36-
06/01/17	144.45	0.00 *	225.68-	0.00 *	COUNTY	1,379.48	7,186.36-
06/01/17	0.00	0.00	47.03-	0.00 *	COUNTY	1,332.45	7,186.36-
06/01/17	0.00	0.00	0.00	893.00- *	HAZARD INS	1,332.45	8,079.36-
07/01/17	144.45	588.00 *	1,188.00-	0.00 *	HAZARD INS	288.90	7,491.36-
07/01/17	0.00	0.00	0.00	232.48- *	COUNTY	288.90	7,723.84-
07/01/17	0.00	0.00	0.00	46.42- *	COUNTY	288.90	7,770.26-
08/01/17	144.45	73.50 *	0.00	0.00		433.35	7,696.76-
09/01/17	144.45	24.50 *	0.00	0.00		577.80	7,672.26-
10/01/17	144.45	73.50 *	0.00	0.00		722.25	7,598.76-
11/01/17	144.45	49.00 *	0.00	0.00		866.70	7,549.76-
12/01/17	144.45	0.00 *	225.68-	0.00 *	COUNTY	785.47	7,549.76-
12/01/17	0.00	0.00	47.03-	0.00 *	COUNTY	738.44	7,549.76-
01/01/18	144.45	0.00 *	0.00	0.00		882.89	7,549.76-
02/01/18	0.00	39.59 *	0.00	235.15- *	COUNTY	882.89	7,745.32-
02/01/18	0.00	0.00	0.00	46.95- *	COUNTY	882.89	7,792.27-
03/01/18	0.00	0.00 *	0.00	0.00		882.89	7,792.27-
04/01/18	0.00	0.00 *	0.00	0.00		882.89	7,792.27-
Total	\$1,733.40	\$848.09	\$1,733.42-	\$1,732.90-			
* indicates a difference from a previous estimate either in the date or the amount.							
** indicates escrow payment made during a period where the loan was paid ahead.							
NOTE – This analysis was prepared in advance of the escrow payment change date. Therefore, the projected beginning balance for the next 12 months estimates that you have paid all the required scheduled installments as shown in your actual account history and that all scheduled disbursements have been made from your escrow account.							